



City of Loma Linda Official Report

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Floyd Petersen, Board Member
Robert Christman, Board Member
Karen Gao, Board Member

CRA AGENDA: September 14, 2004

TO: Agency Board Members

VIA: Dennis R. Halloway, Executive Director *[Signature]*

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator *[Signature]*

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a Mobile Home in the Alto Camino Mobile Home Park

RECOMMENDATION

It is recommended that the Agency Board authorize an additional amount of up to \$1,577 to accomplish the necessary repairs.

BACKGROUND

The Agency Board has approved eight programs related to its affordable housing obligations, one of which provides a \$2,000 grant to income-qualified owner-occupants of mobile homes. Initially, the program provided a \$5,000 loan-to-grant to owner-occupants of standard construction houses as well as mobile homes. The amount of the mobile home grant was reduced to \$2,000 because security for the mobile home loan-to-grant program could not include land.

The Agency Board previously authorized the Secretary, with guidance from the Building Inspector, to exceed Housing Rehabilitation Program limits in an amount not to exceed \$1,000 on a case-by-case basis to address health/safety issues.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Only state licensed contractors are utilized; however, the owner-occupant may do some of the work, upon approval of the building inspector. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews all bids, and inspects all work prior to payment being made.

ANALYSIS

A situation has arisen where repairs required by the building inspector exceed the Agency's program limits. The annual income of the family of four places the family in the very low-income category. Rehabilitation items include: replacing the roof, installing ceiling supports, repairing steps, railing, landing and skirting. The mobile home is otherwise in sound condition and is very well maintained. The roof is the most costly and by itself exceeds the current Program limits.

FINANCIAL IMPACT

79-1800-1980